

City Council

Study Session Summary

October 27, 2015
Library Meeting Room, 951 Spruce Street
7:00 PM

The City Council met in a study session at 7:00 p.m. in the 1st Floor Meeting Room at the Louisville Public Library at 951 Spruce Street, Louisville, Colorado. The following persons were present:

City Council Present: Mayor Bob Muckle
Mayor Pro Tem Hank Dalton
Council member Jay Keany
Council member Chris Leh
Council member Jeff Lipton
Council member Susan Loo
Council member Ashley Stolzmann

Staff Present: Malcolm Fleming, City Manager
Heather Balser, Deputy City Manager
Aaron DeJong, Economic Development Director
Troy Russ, Planning and Building Safety Director
Dawn Burgess, Executive Assistant to the City Manager

Planning Commission Board members: Chris Pritchard, Tom Rice, Jim Henderson, Jim Brauneis, Jeff Moline

Revitalization Commission members: Alex Gorsevski, Steve Fisher, Michael Menaker

Members of Public

Call to Order – The meeting was called to order at 7:00 PM by Mayor Muckle

Discussion – Revitalization Commission

Economic Development Director Aaron DeJong reviewed Revitalization Commission (LRC) highlights of the past year.

The LRC is gearing up for Request For Proposal (RFP) from development community for 550 McCaslin. Draft project description is in the packet.

Parcel is zoned for retail; does the City want to entertain proposals that are not included in current zoning? The interest in the property is unknown. There would be more proposals if there was flexibility on uses. RFP can specify terms of who owns it and what the zoning is.

Council member Lipton suggested we may be putting cart before the horse: we are engaging in a small area plan. We should not get ahead of ourselves; do the Small Area Plan (SAP) first. There was discussion of types of proposals.

Mayor Muckle said we shouldn't offer that we are willing to change zoning – there is interest in getting responses so LRC is trying to determine how narrow to make the RFP.

Council member Chris Leh said purpose is to remove blight. He is reluctant to put limits on proposals. He does not want to limit creativity.

Council member Keany said it is important to remember the purpose is to eliminate blight, not economic development.

Council member Stolzmann said we don't want to limit creativity but don't want to lead people to believe certain proposals would be entertained when in reality, they will not.

What MM said – (2 piece)

Council member Leh asked if someone had a plan for some form of senior housing, would people look differently at it? There was discussion of age populations.

Council member Lipton is still unconvinced that we should get ahead of SAP process. If that means asking for proposals based on existing zoning, he is ok with that. He wants to see the SAP process through.

Planning and Building Safety Director Troy Russ defined zoning, though some are disallowed by current covenants. Next week there will be a workshop, survey results are back. **Going to Planning and Council in January with three alternatives.**

Commissioner Menaker said that at the last Council meeting, Council continued LRC Cooperation agreement – Commissioner Menaker said it was his understanding they could not spend money outside of **cooperation agreement area**. There is no funding source right now. Lots of things have to go right for

LRC to make our funding commitments. LRC does not want to accept additional fiscal responsibility. No benefit to LRC to take on additional fiscal responsibility.

Council member Stolzmann said that over the course of process, Council has invested a lot. The LRC is sitting on \$2.7m that cannot be used for other items. She would like LRC to accelerate repayment.

Commissioner Fisher said we should sit down and see what expenses will be incurred.

DeJong asked if are other members interested in an amendment in the South Street underpass agreement?

Mayor suggested DeJong bring the Cooperation Agreement back to Council with LRC financials.

Commissioner Menaker said the LRC anticipates a cash reserve of \$200,000 at end of year. We are committed to pay 25% of non-previously committed revenues.

Commissioner Fisher suggested this be a discussion item on next LRC agenda.

Council supports downtown parking and also rebuilding streets.

Commissioner Menaker asked if we could have a public/private partnership to building parking would Council be interested in modifying cooperation agreement? There was discussion that this could be a future Study Session item?

Mayor Muckle said Council is open to creative ideas to solve parking issue.

Mayor thanked the LRC.

Discussion – Planning Commission

Planning Commissioner Chair Chris Pritchard asked Russ to give overview of the past year of Planning Commission. Russ reviewed the cases in the packet. In all, Planning Commission heard 35 cases, 6 were legislative, 29 were quasi-judicial.

Planning Commission has focused on SAP for SoBoRd and McCaslin.

Russ discussed Subdivision re-plat review process.

Dark sky ordinance white paper ready to go at a Study Session. Council member Dalton suggested forwarding the white paper to Council now. Council member

Lipton suggested circulating the white paper amongst Council but discuss in January. Mayor Muckle would like Council to see white paper.

Council member Lipton said he always reads minutes with application and thinks Planning is asking the applicants the correct questions. Chair Pritchard gave kudos to staff guidance.

Council member Leh asked how Planning Director Russ' departure will affect Planning Commission? Chair Pritchard said Russ has led Planning Commission and has done a great job. Staff is always prepared. Commissioner Jeff Moline said the number of times applicants have come before them and said that because of staff, they have been able to resolve differences and move projects forward. They hope to have a Director who brings a high quality product as Russ has done.

Council member Stolzmann would like more information on PUD.

Tree Preservation should not be a Planning Commission item.

Chair Pritchard said community members sometimes bypass Planning Commission and goes straight to council. Pritchard would like to hear from community and what their concerns are.

There was a discussion of public perceptions and comments.

Council member Lipton thanked Planning Commission

Mayor Muckle appreciates the technical work and meeting minutes planning commission provides.

Discussion – CTC Connectivity Study

Sue – 60 - 70 acres left unbuilt. Current trend

Infrastructure bonds have been refinanced. They can continue to do improvements in the park.

NAMS study was catalyst...Employers want to provide employees options.

City is part of the owners association. Sue would like to know what amount of money our parcel would have generated had it been a private entity on shops location: \$54K

When Sue does BRaD business retention visits, she hears about business lamenting lack of RTD routes for employees.

Hank – Council likes this idea. Will 2019 – 2020 be soon enough?

City Manager's Report

City Manager Fleming reviewed the Advanced Agenda.
Council would like to have the January retreat at the Library rather than the City Services Facility

Identification of Future Agenda Items

Council member Loo would like to have a discussion about Council goals/consensus on 5 or 6 projects at Council retreat.

- What worked well
- What did not
- Post – mortem of budget process
- Have Study Session item on what retreat will look like?

Adjourn – 8:57 pm

Submitted by – Dawn Burgess

October 28, 2015